103.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,469,000 / 1,469,000
					USE VALUE:	1,469,000 / 1,469,000
					ASSESSED:	1,469,000 / 1,469,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		WINDMILL LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUFFY DAVID C & JANINE M
Owner 2:	
Owner 3:	
Street 1:	47 WINDMILL LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MAGLIOZZI RAYMOND F--ETAL -
Owner 2:	MAGLIOZZI MONIQUE A -
Street 1:	47 WINDMILL LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .278 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Clapboard Exterior and 4923 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12100.000	920,900		548,100	1,469,000
Total Card	0.278	920,900		548,100	1,469,000
Total Parcel	0.278	920,900		548,100	1,469,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 298.38 /Parcel: 298.38

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 66449

GIS Ref

GIS Ref

Insp Date 10/10/18

!8221!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 103.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	920,900	0	12,100.	548,100	1,469,000		Year end	12/23/2021
2021	101	FV	365,600	0	12,100.	548,100	913,700		Year End Roll	12/10/2020
2020	101	FV	365,600	0	12,100.	548,100	913,700	913,700	Year End Roll	12/18/2019
2019	101	FV	273,400	0	12,100.	548,100	821,500	821,500	Year End Roll	1/3/2019
2018	101	FV	273,400	0	12,100.	469,800	743,200	743,200	Year End Roll	12/20/2017
2017	101	FV	273,400	0	12,100.	438,500	711,900	711,900	Year End Roll	1/3/2017
2016	101	FV	273,400	0	12,100.	375,800	649,200	649,200	Year End	1/4/2016
2015	101	FV	260,900	0	12,100.	336,700	597,600	597,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:56:55

LAST REV

Date	Time
08/02/21	13:15:42
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8221

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAGLIOZZI RAYMO	64557-341		11/24/2014		750,000	No	No		
	19145-398		6/1/1988		350,000	No	No		Y

USER DEFINED

Prior Id # 1:	66449
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/11/2020	365	Addition	225,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2021	Permit Visit	DGM	D Mann
10/10/2018	Inspected	BS	Barbara S
9/20/2018	MEAS&NOTICE	BS	Barbara S
6/1/2009	Measured	189	PATRIOT
10/22/1999	Meas/Inspect	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12100		Sq. Ft.	Site		0	70.	0.65	4									548,102						548,100	

Total AC/HA:	0.27778	Total SF/SM:	12100	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	548,102	Spl Credit		Total:	548,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PEACH		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1953	Eff Yr Blt:	2021
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.94527555
Const Adj.:	1.01200008
Adj $ / SQ:	124.360
Other Features:	131225
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	930211
Depreciation:	9302
Depreciated Total:	920909

COMMENTS

STAIRS TO ATC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	4	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

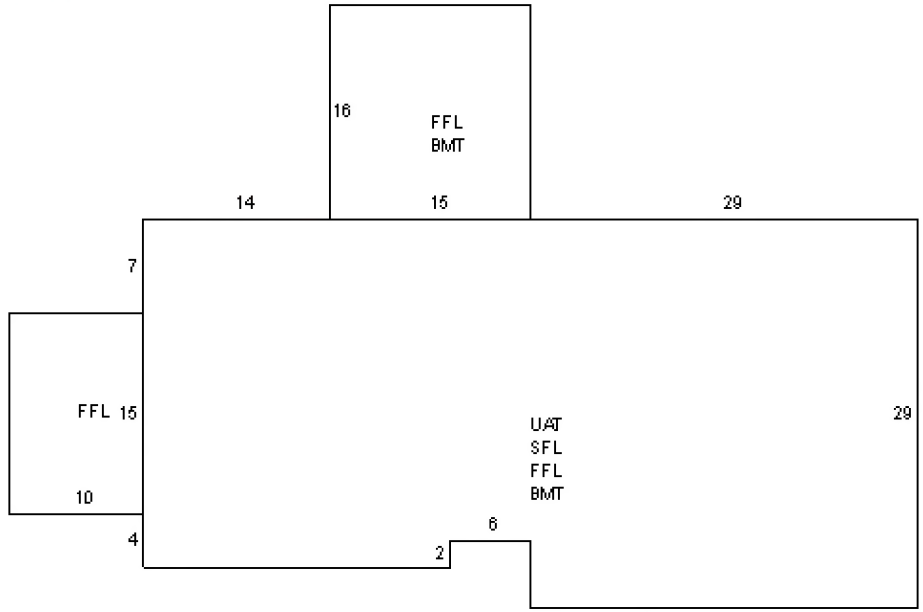
No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.40
Special Features:	0	Val/Su Net:	159.46
Final Total:	920900	Val/Su SzAd	258.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,973	124.360	245,363
BMT	Basement	1,823	58.290	106,270
SFL	Second Floor	1,583	124.360	196,863
UAT	Upper Attic	396	49.740	19,686
	Net Sketched Area:	5,775	Total:	568,182
Size Ad	3556	Gross Area	6962	FinArea 4923

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

103.0-0002-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	5X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: